UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF FLORIDA
ORLANDO DIVISION

In re: Case No.: 6:16-bk-02976-CCJ
Eddy Vera Chapter 7
Rachel Lorraine Vera,

Debtor(s) /

MOTION TO SELL
NON – EXEMPT PROPERTY OF THE ESTATE AT PRIVATE SALE

Marie E. Henkel, the Trustee duly appointed and acting for the above-captioned estate, pursuant to 11 U.S.C. §363, moves for authority to sell the following described property on or after the 21st day from the date of mailing this Motion under the terms and conditions stated:

NOTICE OF OPPORTUNITY TO OBJECT AND FOR HEARING

Pursuant to Local Rule 2002-4, the Court will consider this motion, objection, or other matter without further notice or hearing unless a party in interest files an objection within twenty one (21) days from the date of service of this paper, with 3 additional days for mailing. If you object to the relief requested in this paper, you must file your objection with the Clerk of the Court at United States Bankruptcy Court, George C. Young Federal Courthouse, 400 W. Washington St., Suite 5100, Orlando, Fl 32801, and serve a copy on, Marie E. Henkel 3560 South Magnolia Ave., Orlando, FL 32806 and a copy to Office of the United States Trustee, George C. Young Federal Courthouse, 400 West Washington Street, Suite 1100, Orlando, FL 32801.

If you file and serve an objection within the time permitted, the Court will schedule a hearing and you will be notified. If you do not file an objection within the time permitted, the Court will consider that you do not oppose the granting of the relief requested in the paper, will proceed to consider the paper without further notice or hearing, and may grant the relief requested.

1. Trustee moves to sell on or after 21 days from the date this paper is filed, the following property of the estate of the Debtor(s) under the following terms and conditions :

   Description of Property: All Bankruptcy Estate's right, title and interest in the parcel(s) of non-exempt real property, together with any and all improvements located thereon, including any and all non-exempt appliances, window treatments and fixtures as well as any and all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (collectively, the "Property") more particularly described as follows:

   Address: 381 Amberleaf Way, Simpsonville, SC 29681

   Legal Description: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville being shown and designated as Lot

47 of Stillwood at Bells' Crossing as shown on plat thereof recorded in Plat Book 1044 at page 14 and shown on a more recent plat prepared by Freeland & Associates, Inc. for Eddy Vera and Rachel L. Vera recorded in Plat Book 1055, at Page 42 and having, according to said plat, metes and bounds as shown thereon.

Property Appraiser's ID # : 0559170108000

2. Method of Sale: The Property will be sold to a private party on or after September 10, 2016. The name and address of the private party, hereinafter referred to as the "Private Party" is:

381 Amberleaf Way Land Trust, CMP Capital Investments LLC as Trustee
17813 Osprey Pointe Pl.
Tampa, FL 33647

3. Terms of the Sale: The selling price to the Private Party is $5,000.00 cash. The trustee makes no representations or warranties regarding the Property. Accordingly, The property is being sold "AS-IS", "WHERE IS", "WITH ALL FAULTS AND DEFECTS THEREIN" with no representations or warranties of any kind and subject to any and all liens and encumbrances as listed on Debtor(s) bankruptcy schedules, together with any unknown liens, IRS liens, easements, covenants, conditions, restrictions, reservations, judgments and actions of record encumbering the Property as well as any accrued and accruing taxes and assessments or otherwise, if any. Purchaser shall further hold harmless and indemnify Trustee against any losses, liabilities, claims and causes of action arising out of or relating to this transaction. Purchaser shall pay the total amount of applicable transfer taxes. The Trustee has not performed a judgment or lien title search. Purchaser is responsible for checking marketability of title prior to date of sale. Liens and encumbrances included in the Debtor's schedules include:

Lienholder	Amount of Lien	Type of Lien
Nationawide Mortgage LLC 350 Highland Dr. Lewiston, TX 75067	$203,074.00	1st Mortgage

4. Bidding Procedures: The trustee reserves the right, without a penalty, to withdraw this offer of sale at any time. This sale will not become final until after the expiration of the 21-day objection period set forth below and / or a favorable disposition of any objections to the sale. The trustee, until the expiration of the time with which parties may object to the proposed sale, will entertain any higher bids for the purchase of the Property being sold. Any higher bid must be received by the Trustee no later than the close of business twenty one (21) days from the date of this notice. Such bids must be accompanied by a deposit of one hundred percent (100%) of the proposed higher purchase price. The minimum counter bid must be at least $1,500 higher than the original Purchaser's initial offer which would equal a minimum counter bid of $6,500.00. Beyond the initial counter bid, the Trustee will only accept higher bids in increments of $500.00. Should a higher bid be received, the Trustee will conduct an

auction between the original purchaser named in this notice and the additional bidder(s) at the earliest reasonable time after the said twenty one (21) days.

5. To the extent applicable, Trustee requests a declaration that the ultimate purchaser be authorized to communicate with any and all secured lien holders regarding the future disposition of the Property, and to that end, any unsatisfied liens or encumbrances of record.

6. Trustee requests that the 14 day appeal period provided for under B.R.C.P. Rule 6004(h) be waived so that the sale of the Property may close immediately upon the entry of an Order granting the instant motion.

WHEREFORE, Trustee moves for the entry of an Order a) authorizing sale of the Property to the ultimate purchaser subject to all liens, encumbrances and interests of any party, b) authorizing Trustee to take any and all actions and to execute any and all documents necessary and appropriate to effectuate and consummate the sale, including executing a deed conveying the interests of the Debtor(s) in the Property to the purchaser and c) waiving the 14 day appeal period under B.R.C.P. Rule 6004(h).

Dated: August 17, 2016

/s/ Marie E. Henkel, Trustee
Marie E. Henkel, Trustee
3560 South Magnolia Ave.,
Orlando, FL 32806
Telephone : (407) 438-6738
Facsimile : (407) 858-9466

Certificate of Service

I hereby certify that on August 17, 2016, a true and correct copy of the foregoing was furnished by U. S. Mail or electronic delivery to all parties on the attached mailing matrix.

/s/ Marie E. Henkel, Trustee
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Orlando, FL 32806
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